



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

PAM SLATER  
Third District

RON ROBERTS  
Fourth District

BILL HORN  
Fifth District

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**DATE:** August 12, 2003

**TO:** Board of Supervisors

**SUBJECT:** NOTICED PUBLIC HEARING: APPROVE DISPOSITION AND DEVELOPMENT AGREEMENT WITH LAMBERT DEVELOPMENT, LLC AND ASSOCIATED ACTIONS (Districts: 1 & 4)

### SUMMARY:

#### Overview

On December 10, 2002 (14), the Board approved the selection of Lambert Development, LLC ("Lambert") for exclusive negotiations with the County to develop the Cedar/Kettner property in downtown San Diego. Negotiation of a Disposition and Development Agreement (DDA) with Lambert has been concluded. Terms of the agreement with Lambert are presented herein. Lambert will build a 167-unit condominium complex on the property and will provide the County with a 662 space parking garage for a County cost of \$14,658,186 which is the net cost to the County after sale of the Cedar/Kettner land to Lambert.

The Board is requested to 1) approve a Disposition and Development Agreement with Lambert Development, LLC; 2) make an appropriate finding under the California Environmental Quality Act; 3) receive and consider information on the cost of the other parts of the Waterfront Park Project; 4) authorize staff to solicit proposals from qualified parking garage operators, and if negotiations are successful, award a parking garage management contract; and 5) approve conceptual drawings for the Cedar/Kettner Project.

#### Recommendation(s)

##### CHIEF ADMINISTRATIVE OFFICER

1. Find that, based on environmental analysis contained in the Initial Study prepared for the Cedar/Kettner project, the proposed action will not have any significant effect on the environment other than as identified in the Master Environmental Impact Report (MEIR) for the Centre City Community Plan, certified and adopted by the City of San Diego Redevelopment Agency and the San Diego City Council on April 28, 1992 by Resolution Nos. 2081 and 279875 respectively. A Supplemental Environmental Impact Report (SEIR) was certified by the City of San Diego Redevelopment Agency and the San Diego City Council on October 26, 1999, and there is no additional information or data available regarding environmental impacts identified in the MEIR/SEIR. Therefore, a negative declaration, subsequent environmental impact report, supplement to environmental impact report, or an addendum to environmental impact report

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will not be required for the Cedar/Kettner project and will not be prepared, in accordance with Section 15180 (a) of the California Environmental Quality Act Guidelines (CEQA).

2. Adopt the following Ordinance after holding a public hearing as required by Government Code Section 25515.2 **(4 VOTES)**:

AN ORDINANCE AUTHORIZING A CONTRACT AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF COUNTY OWNED PROPERTY BOUNDED BY KETTNER BOULEVARD, CEDAR STREET, BEECH STREET AND CALIFORNIA STREET (RAILROAD RIGHT OF WAY) IN SAN DIEGO

3. Authorize the Clerk of the Board of Supervisors to execute five copies of a Disposition and Development Agreement, with Lambert Development, LLC thirty (30) days after adoption of the Ordinance.
4. Approve Cedar/Kettner Project conceptual drawings detailed in Attachment 10 to the DDA.
5. In accordance with Section 401, Article XXIII of the County Administrative Code, authorize the Director of the Department of Purchasing and Contracting to issue a competitive solicitation to parking operators for providing parking management and advisory services for the Cedar/Kettner Parking Garage, and upon successful negotiations and determination of a fair and reasonable price, award a contract for a term of five years, with one five year option and up to an additional six months if needed, and to amend the contract as needed to reflect changes to services and funding, subject to approval of the Director of the Department of General Services.
6. Authorize the Director, Department of General Services, to sign all attachments to the DDA and to perform all other necessary actions to complete the transaction, including specifically, all actions and signatures related to the closing of the Cedar/Kettner property sale (County Parcel No. 2003-0113-A) to Lambert Development LLC and the lease and sublease documents relative to the Star Building.
7. Direct the Chief Financial Officer to develop a financing plan for the Cedar/Kettner Parking Garage project and return to the Board within 60 days.

**Fiscal Impact**

Approval of the Lambert DDA will obligate the County to a one-time cost of \$14,658,186; the Chief Financial Officer will return to the Board within 60 days with a plan for financing this cost. The County currently receives annual net rental revenue from a first floor tenant in the Star Building of \$13,800. When the ownership of the land and the Star Building transfers to the developer in March 2004 the rental income will cease and there will be an annual cost to the County of \$125,652 for rent of floors two and three. The parking management services contract will be both a service and

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revenue contract, as a portion of the garage will be available for public (revenue) parking during business hours and the entire garage will be available for revenue parking evening and weekends. A preliminary analysis of garage operating expenses and revenues from the public's use of the garage was prepared by a local parking garage operator and this study indicated that net revenues of \$80,000 will be realized after payment of operating expenses. In addition, there is an estimated annual property tax increment payment to the County of \$36,100 upon completion of the project. The recommended actions require the addition of no staff years.

**Business Impact Statement**

If the Board approves the proposed DDA with Lambert and the garage project is built, approximately 305 direct construction jobs will be supported during the two-year construction period according to Keyser Marston Associates, Inc. Also, opportunities for the public to park at the County garage during non-business hours may enhance commerce in the Little Italy District.

**Advisory Board Statement**

On April 1, 2003, the Little Italy Association Board of Directors unanimously endorsed the County parking garage project.

**BACKGROUND:**

**Cedar/Kettner Development**

On June 18, 2002 (18), the Board approved in concept the Master Plan for the Waterfront Park at the County Administration Center. The Board also authorized the issuance of a Request for Proposals (RFP) for development of the County-owned Cedar/Kettner block in downtown San Diego, with inclusion of at least 500 parking spaces for use by County employees and the public. Following issuance of a Request for Proposals in the summer of 2002, a source selection committee reviewed seven proposals and a developer was recommended for Board selection. The Board selected Lambert Development LLC for exclusive negotiations with the County in a public hearing on December 10, 2002 (14). Due to the complexity of the transaction, Keyser Marston Associates, real estate consultants, were retained by the County to negotiate the DDA with Lambert. Negotiation of the business points of the transaction with Lambert has been concluded and the terms and provisions are set forth below.

*Development Program for the Site:*

- a. 662 County parking spaces in a 5-level subterranean structure below the Cedar/Kettner block with the garage entrance/exit on Beech Street. The primary access ramp to County designated parking is located on Beech Street. A second reversible entrance/exit to Cedar Street will also be provided. The 662 spaces will become a condominium parcel owned by the County at the completion of the construction project. The County will also own approximately 27% of the land at the completion of the project, which corresponds to the approximate square footage of the County garage in relation to the entire square footage of the condominium project.

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- b. An approximate 235 parking space residential parking garage for condominium owners, to be located above the County garage. The residential garage will have its own separate entrance/exit on Kettner Boulevard.
- c. Approximately 10,069 square feet of retail space surrounding the garage at street level.
- d. Approximately 167 condominium residential units on 19 floors, with a combination of one and two bedroom units.
- e. Lambert's total development cost for the entire project is \$77,405,719.

County Parking Spaces (further details):

Approximately 32% of the spaces will be self-park, 60% of the spaces will be tandem, and 8% percent of the spaces will be aisle spaces. Tandem and aisle spaces will require a parking attendant to retain the keys to cars parked in those spaces. The garage was originally planned to provide 500 parking spaces. At a meeting of the Board's Waterfront Park Subcommittee it was determined that an additional 150 spaces should be shifted from the CAC Waterfront Park site to the Cedar/Kettner site. These spaces are now included in the overall total of 662 parking spaces. Twelve of the 662 spaces are allocated for second and third floor occupants of the Star Building. Fifty percent (50%) of parking spaces in the garage will be 8½ feet wide and 50% will be 9 feet wide. During business hours up to 100 spaces will be available for paid public parking. During non-business hours all 662 spaces will be available for paid public parking. A preliminary analysis of garage operating expenses and revenues from the public's use of the garage was prepared by a local parking garage operator and this study indicated that net annual revenues of \$80,000 will be realized after payment of operating expenses.

Land Sale:

The County will sell the 52,556 square foot Cedar/Kettner parcel to Lambert for \$7,100,000, with an estimated closing date of March 2004. The County will receive these funds at close of escrow, estimated to be March 2004. During the estimated three-year design and construction process prior to having to pay Lambert the cost of the garage, the County will receive approximately \$227,000 in interest revenue from the \$7.1 million land payment. This interest revenue will be used to offset project costs. At the completion of the project, the developer will convey a 27% interest in the property for the completed parking garage back to the County.

Financing Contingency:

Lambert will have 120 days in which to procure financing for the Cedar/Kettner project following execution of the DDA by the County. If Lambert is unable to procure financing then the agreement will be cancelled.

Hazardous Materials Abatement Cost:

Beginning in 1993 and concluding in 1999, the County conducted a remediation project to remove six underground tanks and hydrocarbon contaminated soils on the Cedar/Kettner property. After excavating to a depth of 22 feet, the contractor removed approximately 6,000 tons of contaminated soil from the property. An additional 2,500 tons of soil were excavated and aerated onsite. A letter from the County Department of Environmental Health dated September

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22, 1999, confirms the completion of the remedial action on the site. Some soil contamination beneath the Star Building remained and safety measures were incorporated in the 1997/98 remodel of the Star Building to protect the occupants.

As part of the current development project, testing for the underground parking garage will extend to a depth of 50 feet and additional hazardous materials testing will be necessary. Under the terms of the DDA, if, during excavation of the site, hazardous materials are discovered, the County will pay 27% and the developer will pay 73% of the first \$100,000 of cost, then the County will pay 100% of the next \$600,000. Above this amount, the County will pay 27% and the developer will pay 73%. Included in this agreement is the cost of the asbestos testing and removal in the warehouse adjacent to the Star Building. Lambert will demolish the warehouse as part of the overall project.

**Star Building, 734 West Beech Street:**

The County will lease the entire 11,250 square foot building from Lambert upon the land sale. Lambert will sublease the first floor (3,377 SF) back from the County at the same per square foot rental rate that the County will pay. Lambert will be responsible for its costs of utilities (except water/sewer), custodial and maintenance on the first floor. The net County rental payment to Lambert will be \$10,471/month (\$1.33/SF/month) exclusive of utilities, maintenance and custodial costs, which the County is already bearing for its 2nd floor (HHSA Veteran's Services, 3,866 SF) and 3rd floor (Public Safety Group, 4,007 SF) occupants. The term of the lease will be five years with no cost of living (COLA) and no early termination provisions.

Lambert and the County will enter into the lease arrangement in which Lambert will sublease the first floor back from the County so that Lambert could obtain equity partners to assist him in financing the overall project. The County currently receives annual net rental revenue from a first floor tenant in the Star Building of \$13,800. When the ownership of the land and the Star Building transfers to the developer in March 2004 the rental income will cease and there will be an annual cost to the County of \$125,652 for rent of floors two and three. Real Estate Services Division staff have reviewed the five year lease rates for the proposed lease and sublease and find that the rental rate of \$1.33 per square foot, per month is within the range of comparable market transactions.

**Payment to Developer for Parking Garage:**

County will pay a total of \$21,135,186 to the developer for the parking garage. Approximately \$4,234,000 will be paid during the design and construction of the parking facilities with the balance of \$16,901,186 owed when the County takes occupancy of the parking garage, estimated to be no later than May 2007.

**County's Remedies for Lambert Default:**

If Lambert fails to build the parking garage, the DDA provides that the County will have the right to recover the Cedar/Kettner property from the developer. In doing so, the County would assume the developer's obligations for the construction loan. If Lambert defaults on his construction loan, the County will have the right to pay off the construction loan balance to avoid losing the property to the lender. Both remedies involve the County paying off the construction

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loan, so a developer default represents an unknown financial risk to the County. The cost would depend on the status of completion of construction and the outstanding balance of the construction loan at the time of default. Because the County does not pay for the garage until completion of the residential project, the County would retain the \$7.1 million land payment in the event of a developer default, except for the \$4,234,000 paid the developer to cover design costs if the default occurs after these monies are paid.

*Payment to Developer if Disposition/Development Agreement Not Approved by County:*

If the DDA is not executed by the County, then the County will owe Lambert not to exceed \$100,000 to cover the cost for site geo-technical testing and utility location fees, which Lambert has undertaken on the County's behalf. This liability is covered by a Letter of Understanding with the developer agreed to during the negotiations, in order to allow the testing process to proceed.

*Cost for parking:*

Cost for County Parking:	\$21,135,186
Less Land Sale Offset	(\$ 7,100,000)
Less Interest on Land sale during construction	(\$ 227,000)
Plus County staff costs for DDA construction oversight	\$ 150,000
Plus County-controlled contingency and reserve	<u>\$ 700,000</u>
Net cost to for Cedar/Kettner Parking:	<b><u>\$14,658,186</u></b>

\$21,135,186 is Lambert's guaranteed maximum price to the County for construction of the 662-space parking garage.

**Cedar/Kettner Costs Not Included in Lambert DDA**

The County will incur several cost items not included in the DDA with Lambert. These costs include staff costs of \$150,000 for garage construction oversight, and a County-controlled contingency and reserve of \$700,000.

**Request for Proposals--Cedar/Kettner Parking Garage Operator**

The County will need the services of an experienced parking garage operator to maximize the utility of the 662 parking spaces to be available in the garage, to provide day-to-day maintenance of the facility, and to manage and maximize the revenue potential of the garage during periods when the garage will be open to the public. Although a basic garage design has been agreed to between the parties, refinements to the plans and final construction drawings could impact garage operations. For this reason, advisory services provided by an expert parking garage operator will be extremely valuable to the County to assure the County receives the maximum benefits from operating the completed garage project. To avoid potential issues that could arise from receiving advice from one firm on garage design and operations, and hiring a different firm to operate the garage, it is recommended that the garage operator be hired now.

A source selection committee appointed by the Director of the Department of General Services will evaluate proposals submitted by parking operators. Evaluation criteria will include the experience of the operators in providing advisory services to clients in similar situations and the operators' experience in working with public agencies in public/private projects.

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The Request for Proposals (RFP) for parking management and advisory services will be advertised on-line and will be sent to major parking operators in southern California. The RFP and advertising will specify certain minimum qualifications for bidding, including the size of parking garage operations under management, the length of time in business and a willingness to use outside auditors. Should the Board approve the proposed action, staff anticipates having a parking garage advisor/operator under contract by November 2003.

**Cedar/Kettner Garage Construction Schedule**

- Board approval of Cedar/Kettner DDA projected for August 2003.
- Start construction Cedar/Kettner Garage projected for March 2004.
- Completion of Cedar/Kettner parking structure projected for May 2007

Even though Waterfront Park project and the Askew Building Relocation project are not part of the Cedar/Kettner Garage project, the timetables for these projects are presented below.

**Waterfront Park Project Elements and Timetable**

- Waterfront Park Master Plan was approved by Board in June 2002.
- Waterfront Park Environmental Impact Report was certified by the Board in May 2003.
- The Coastal Development permit was granted in June 2003.
- Construction documents are complete for plan check.
- Commencement of Park construction requires Board appropriation of up to \$37,400,000 in construction funding, including escalation of construction costs to Fall, 2004 and parking management costs.
- Board appropriation of Waterfront Park construction funding projected for May 2004.
- Project funding contingency planning includes preparation for bond sales for the Waterfront Park in Spring 2004.
- Start of construction for Waterfront Park projected for September 2005.
- Completion of Waterfront Park projected for July 2006.
- Net Cost to County for Waterfront Park: \$37,400,000

**Askew Building Replacement Facility**

On June 18, 2002 (18), the Board authorized the Director of General Services to search for replacement office space for the Askew building occupants. The Askew building serves as the headquarters of the Health and Human Services Agency. A search and review of several sites in the Kearny Mesa, Mission Valley and downtown area determined that the Mission Valley area was the most desirable location to place a new headquarters building. A Kearny Mesa location was deemed suitable if a Mission Valley site could not be identified. Advertising for lease or purchase of a 40,000+ square foot building was run in the San Diego Daily Transcript in October 2002 and January 2003.

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Only one responder was willing to sell a building to the County. The proposal, a 42,000 square foot build-to-suit office building in Mission Valley, would be delivered to the County by May 2005. This transaction is expected to be submitted for Board of Supervisors approval in October 2003. Preliminary negotiations with the developer of the proposed Mission Valley site indicate a total cost to the County for this project of \$15,500,000, which includes costs of telephone/data and furniture for the new facility.

**Schedule for Askew Building Replacement and Garage Construction:**

- Board approval of Askew Building replacement acquisition projected for October 2003.
- Start of construction for Askew Building Replacement projected for May 2004.
- Completion of Askew Building replacement facility projected for May 2005.

**Summary of Costs Waterfront Park and Related Projects:**

Cedar/Kettner parking structure:	\$14,658,186
Waterfront Park:	\$37,400,000
Askew building replacement:	<u>\$15,500,000</u>
Total	\$67,558,186

**Mandatory Compliance**

The proposed Disposition and Development Agreement meets the requirements of the following laws, ordinances and regulations governing projects of this type:

- A. San Diego County Administrative Code: The proposed agreement and sale complies with the provisions of Section 67 of the San Diego County Administrative Code which prohibits the County from contracting with persons employed by the County or businesses where persons employed by the County, either currently or within the past 12 months, serve as officers, principals, partners or major shareholders.
- B. California Government Code Section 25351.1: The proposed project will be located in a public transit corridor.
- C. Americans with Disabilities Act: Lambert will build the County parking garage to comply with the requirements of the Americans with Disabilities Act.
- D. California Environmental Quality Act: An environmental analysis contained in the Initial Study prepared for the Cedar/Kettner Project by BRG Consulting, Inc., concluded that the proposed action will not have any significant effect on the environment other than as identified in the Master Environmental Impact Report (MEIR) for the Centre City Community Plan, certified and adopted by the City of San Diego Redevelopment Agency and the San Diego City Council on April 28, 1992 by Resolution Nos. 2081 and 279875 respectively. A Supplemental Environmental Impact Report (SEIR) was certified by the City of San Diego Redevelopment Agency and the San Diego City Council on October 26, 1999, and there is no additional information or data available regarding environmental impacts identified in the MEIR/SEIR. Therefore, a negative declaration, subsequent environmental impact report, supplement to environmental impact report, or an



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addendum to environmental impact report will not be required for the Cedar/Kettner project and will not be prepared, in accordance with Section 15180 (a) of the California Environmental Quality Act Guidelines (CEQA).

**Linkage to the County of San Diego Strategic Plan**

The County's five-year Strategic Plan includes the Environment Initiative to promote natural resource management strategies that ensure environmental preservation, quality of life and economic development. The proposed CAC Waterfront Park and associated projects including the Cedar/Kettner Garage Project implement land use planning strategies that address the issues, needs and concerns of both the present and the future in the downtown San Diego area.

Respectfully submitted,

  
For **WALTER F. EKARD**  
Chief Administrative Officer

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**AGENDA ITEM INFORMATION SHEET**

**CONCURRENCE(S)**

**COUNTY COUNSEL REVIEW**

Written Disclosure per County Charter  
Section 1000.1 Required

*CFA*  
☒ Yes  
☐ Yes

☐ No

**GROUP/AGENCY FINANCE DIRECTOR**

*[Signature]*  
☒ Yes

☐ N/A

**CHIEF FINANCIAL OFFICER**

Requires Four Votes

*[Signature]*  
☒ Yes  
☒ Yes

☐ N/A  
☐ No

**GROUP/AGENCY INFORMATION  
TECHNOLOGY DIRECTOR**

☐ Yes

☒ N/A

**COUNTY TECHNOLOGY OFFICE**

☐ Yes

☒ N/A

**DEPARTMENT OF HUMAN RESOURCES**

☐ Yes

☒ N/A

**Other Concurrence(s):**

Health and Human Services Agency  
Public Safety Group  
Purchasing and Contracting Department

**ORIGINATING DEPARTMENT:** General Services

**CONTACT PERSON(S):**

JOHN KROSS, Deputy Director

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**AUTHORIZED REPRESENTATIVE:**

*[Signature]*  
JOHN J. McTIGHE, Director

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**AGENDA ITEM INFORMATION SHEET**  
(continued)

**PREVIOUS RELEVANT BOARD ACTIONS:**

December 10, 2002 (14), selected Lambert Development, LLC as developer for the Cedar/Kettner site and approved an Exclusive Negotiation Agreement with Lambert; June 18, 2002 (18), authorized the issuance a Request for Proposals (RFP) for the development of the Cedar/Kettner site for up to 500 County parking spaces and other private development, which would offset the cost of the County parking spaces; also authorized search for Askew building replacement space.

**BOARD POLICIES APPLICABLE:**

A-87, Competitive Procurement  
F-22, Lease of Real Property for County use  
F-51, County Real Property Asset Management

**BOARD POLICY STATEMENTS:**

N/A

**CONTRACT NUMBER(S):**

N/A

**Ordinance No. \_\_\_\_\_ (New Series)**  
**COUNTY OF SAN DIEGO, CALIFORNIA**

AN ORDINANCE AUTHORIZING A CONTRACT AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF COUNTY OWNED PROPERTY BOUNDED BY KETTNER BOULEVARD, CEDAR STREET, BEECH STREET AND CALIFORNIA STREET (RAILROAD RIGHT OF WAY) IN SAN DIEGO

WHEREAS, the County of San Diego ("County") currently owns land bounded by Kettner Boulevard, Cedar Street, Beech Street and California Street (railroad right of way) in the City of San Diego (Assessor's Parcel Nos. 533-322-04,05,06,07,09,10) ("Property"); and

WHEREAS, the County has determined that the Property is surplus to County needs, subject to the County's ability to have a minimum 650 space subterranean parking garage constructed for it on the Property; and

WHEREAS the County desires to sell the Property while retaining a condominium interest in a minimum 650 space subterranean parking garage on the Property; and

WHEREAS the County is authorized to sell the Property, pursuant to the applicable law of the State of California, including Article 7.5 of Chapter 5 of Part 2 of Division 2 of Title 3 of the Government Code, consisting of Section 25515 through 25515.5; and

WHEREAS, the Board of Supervisors, on June 18, 2002, authorized the release of a Request for Proposals ("RFP") to develop the Property; and

WHEREAS, the County received seven proposals from private-sector developers; and

WHEREAS, the Board adopted Resolution No. 02-337 at its regular open meeting on September 24, 2002, declaring its intention to consider proposals for development of the Property, authorizing the proposal process, and setting a time for a public meeting; and

WHEREAS, the Board, at its meeting of December 10, 2002 selected Lambert Development, LLC ("Lambert") to be the developer of the Property; and

WHEREAS, the County and Lambert entered into an Exclusive Negotiating Agreement for development of the Property; and

WHEREAS, Government Code Section 25515.2 (a) requires that the Board adopt an ordinance authorizing any sale, lease, development or contract agreement pursuant to Article 7.5; and

WHEREAS, pursuant to Government Code 25515.2 (b) notice of the time and place of a public hearing concerning the adoption of an ordinance authorizing a disposition and development agreement was published in the San Diego Daily Transcript on July 15, 2003 and July 22, 2003; and

WHEREAS, pursuant to Government Code 25515.2 (b) the Board held a public hearing regarding the disposition and development agreement on July 29, 2003; and

WHEREAS, this disposition and development agreement with Lambert is within the scope of the RFP authorized by the Board on June 18, 2002;

NOW THEREFORE, the Board of Supervisors of the County of San Diego ordains as follows:

Section 1        The Board finds that the foregoing recitals are true and correct.

Section 2        The Board hereby finds that sale of the County's surplus property, with retention of a condominium interest in a minimum 650 space subterranean parking garage thereon, will result in economic benefits to the County.

Section 3        The Board hereby declares its determination that the disposition and development agreement with Lambert will result in the highest net return to the County.

Section 4        The Board hereby declares its determination that the disposition and development agreement with Lambert meets the residential, commercial and cultural development needs of the County.

Section 5        The Board hereby declares its determination that the minimum 650 space subterranean parking garage at the Property will be of benefit to the County in providing parking for County employees working at the County Administration Center as well as for members of the public visiting the Little Italy community of San Diego

Section 6        The Board hereby authorizes the Clerk of the Board to enter into, execute and deliver the disposition and development agreement between the County and Lambert in substantially the form presented to the Board.

Section 7 The members of the Board and their authorized representatives, including the Chief Administrative Officer or his designated deputies and assistants, are individually and collectively authorized to execute any and all documents and agreements, and from time to time, to do and perform any and all acts and things consistent with this Ordinance and necessary or appropriate to carry out its purposes.

Section 8 This Ordinance shall become effective in accordance with Government Code Section 25123.

Approved as to Form and Legality  
JOHN J. SANSONE, County Counsel

*for* *Canzures*  
By: WILLIAM D. SMITH  
Deputy County Counsel

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,  
2003 by the Board of Supervisors of the County of San Diego, State of California, by the  
following vote:

AYES:

NAYS:

ABSTAIN: